

***Village of Barrington
Architectural Review Commission
Minutes Summary***

Date: July 13, 2006

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Joe Coath, Vice Chairperson
Karen Plummer, Commissioner
Marty O'Donnell, Commissioner
Steve Petersen, Commissioner
Mimi Troy, Commissioner

Staff Member: Brooke Zurek, Planner.

Call to Order

Mr. Coath called the scheduled meeting to order at 7:08 PM.

Roll call noted the following: John Julian III, Chairperson, absent; Joe Coath, Vice Chair, present; Mimi Troy, present; Marty O'Donnell, present; Stephen Petersen, present; Karen Plummer, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. Coath announced the order of proceedings.

New Business

ARC 06-22 119 S. Cook St. Awnings (Non-Historic) Public Meeting

Petitioner: Audrey Veath, Property Owner

The applicant is seeking a Certificate of Approval for one awning without signage.

Ms. Veath gave an overview of the proposal. The awning will be sloped and made of woven material that is a beige color with cream stripes.

A sample of the awning material was presented to the Commission.

Mr. Coath asked if the awning is going on the existing frame.

Ms. Veath said that there will be a new non-retractable frame.

Mr. Petersen expressed concern with the proposed colors of the awning. He said it might look too monochromatic. He said it might look better if there was a darker contrast. He asked the petitioner if she would be agreeable to using a different color.

Ms. Veath said she picked a color that she thought would look best on the building.

Ms. Plummer said it might look better if it was a brighter color but she would allow it if the petitioner prefers it.

Mr. Coath said he is fine with the color.

Mr. O'Donnell said he is fine with the awning.

Mr. Coath asked Staff if there was any comment.

Ms. Zurek said she has no comment.

Mr. Petersen made a motion to recommend approval for ARC 06-22. Ms. Plummer seconded the motion.

Aye: Coath, O'Donnell, Troy, Petersen, Plummer. Nay: None. Absent: Julian. Motion carried.

ARC 06-23 Bowman Alteration, 309 S. Grove Avenue (Historic) Public Hearing
Petitioner: Mark Bowman, owner
Joe Coath, architect

The applicant is seeking a Certificate of Appropriateness for an alteration to a contributing single family house in the H Historic Preservation Overlay District.

Mr. Coath recused himself from the Public Hearing.

Mr. Bowman gave an overview of the project. At one time the house was a two-flat. A staircase and a side door were added to accommodate the apartments. They would like to remove the side staircase and cover up the side door to restore the house to its original condition. The original lower side door would remain. They would like to build a canopy over this door. They already removed the aluminum siding from the house. They are also proposing to remove the rear deck that was added in the 1990s.

Mr. Petersen asked Staff for comments.

Ms. Zurek clarified a typo in the recommendations of the staff report. It should read: "The proposal appears to meet the following standards for alterations of a contributing structure: #1, #2, #3, #4, #5, #6, #7, #8, and #9. The following standards do not apply to this proposal: #7 and #11. The following standard should be addressed by the ARC: #10. The ARC should discuss with the petitioner the style of the proposed new wood door. Upon finding the proposed new door acceptable, Staff recommends approval of the alterations.

Mr. Petersen asked the Petitioner for a picture of the door.

A picture was presented.

Mr. Petersen asked about the material and finish of the door.

Mr. Bowman said the door will be wood (Fir) and that it will be painted to match the new color of the house.

A discussion was held about the size of the door rails.

Mr. O'Donnell said he likes the door.

Ms. Troy asked what was going to replace the rear deck.

Mr. Bowman said the deck will be removed for now and that plans for the new stairs have not been drafted.

Mr. Coath said some restoration on the house will need to be done since the aluminum siding has been removed. Most importantly, some window crowns and crowns on the main cornice are missing. Also, many sills have been cut off.

Mr. Petersen said he feels that Staff can verify the details of the restoration in the field.

The Commissioners agreed with Mr. Petersen.

The following conditions were noted during discussion:

1. It is a recommendation that the door rails are at least 4 inches wide.
2. Before a new rear porch is installed, the plans shall be brought back to ARC for approval.

Mr. O'Donnell made a motion to approve ARC 06-23 as presented with conditions described by Staff. Ms. Troy seconded the motion.

Aye: O'Donnell, Troy, Petersen, Plummer. Nay: None. Absent: Julian, Coath. Motion carried.

ARC 06-24 Fischer Addition 309 S. Cook Street (Historic) Preliminary Meeting
Petitioner: Sarah Petersen, S.A. Petersen Architects, Ltd.

The applicant plans to seek a Certificate of Appropriateness for the new construction of a non-contributing single family house in the H Historic Preservation Overlay District. Today the applicant is seeking preliminary recommendations from the Commission.

Mr. Petersen recused himself from the meeting.

Ms. Petersen gave an overview of the proposed project. The house was built in the 1880s and a substantial rear addition and the front and side porches were constructed in the 1980s. They would like to replace the existing porches with a wrap-around porch. Above the front porch, the plans show a proposed turret on the second floor. The kitchen will be expanded out towards the south and a sunroom will be added to the rear corner.

Ms. Troy asked if wood windows will be used.

Ms. Petersen said yes.

Ms. Troy asked the material of the proposed roofs.

Ms. Petersen said they are thinking about metal standing seam roofs for the sunroom and porch.

Mr. Coath expressed concern with altering the nature of the front façade. He said the bays are really nice. He was concerned the side bay would be covered up by the porch.

Ms. Petersen said that the roof height of the porch would be high enough that only the roof of the bay would be hidden. All the other details would be exposed.

Ms. Troy said she likes the massing of the front elevation with the turret and the porch. She asked if such level of alterations to a front façade have been approved before.

Ms. Zurek said this would set a precedent for a contributing structure.

A discussion was had among the Commissioners about the turret.

Ms. Zurek stated that Staff did not see a problem with the massing of the additions. What most concerned Staff is the style of the proposed details and additions. For example, a tower is common on an Italianate structure, but it is usually squared, not shown as proposed. Some of the other details like the pediments on the front porch and on the sunroom may conflict with the existing Italianate style of the house.

Ms. Petersen claims that the house may be more in keeping with the Queen Anne style of architecture rather than Italianate. It is a hybrid with Queen Anne massing and some Italianate detailing.

Mr. Coath asked how the Village's historic survey classifies the style of the structure.

Ms. Zurek said it is classified as a gabled ell Italianate style dwelling.

Mr. Coath said he would classify it as a Folk Victorian Italianate structure.

Ms. Petersen said it lacks the symmetry and form of Italianate architecture.

The following recommendations were made to the petitioners by the ARC:

1. The use of wood siding is strongly recommended.
2. The style of the existing house is Italianate.
3. The use of a tower/turret is acceptable for the front façade, but it shall reflect the Italianate style.

Other Business

Ms. Zurek addressed the Commission with regards to the possible expansion of the contributing structure at 417 S. Hough Street. Ms. Zurek explained that the owner would like to construct an addition on the house. Ms. Zurek asked the Commission for direction. The Commission agreed that an addition may be acceptable if it is well done.

Ms. Zurek then asked the Commission if they would approve the removal of the existing siding from 115 S. Hough Street so that the owner could examine the existing stone/brickwork under the siding. The Commission agreed that removal of the siding is acceptable.

Minutes

Meeting minutes for June 22, 2006 were reviewed. No changes were noted.

Mr. Petersen made a motion to approve the minutes from June 22, 2006. Ms. Troy seconded the motion. Aye: Coath, O'Donnell, Troy, Petersen, Plummer. Nay: None. Absent: Julilan. Motion carried.

Adjournment

Mr. Petersen moved to adjourn the meeting. Ms. Plummer seconded the motion. Voice note recorded all Ayes. The motion carried.

Meeting adjourned at 8:37 PM

Respectfully submitted,

Brooke Zurek
Planner

John Julian III, Chairperson
Architectural Review Commission